



BROOK HOUSE

Woolstone, GL52 9RG



WOOLSTONE, CHELTENHAM, GLOUCESTERSHIRE, GL52 9RG

Set in 11 acres of mature grounds and located in the heart of Woolstone village, a substantial Cotswold house with versatile outbuildings including a thatched party barn.



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3-4

Grade

II

Local Authority: Tewkesbury Borough Council

Council Tax Band: H

Tenure: Freehold

Guide Price: £2,350,000



BEAUTIFULLY RESTORED WITH EXCEPTIONAL GROUNDS

Located just within the Cotswold Area of Outstanding Natural Beauty, Brook House is a beautifully presented Grade II listed Cotswold stone property occupying a private position within mature gardens and grounds extending to approximately 11 acres, including a pretty meadow.

Recently comprehensively refurbished, the principal house extends to around 3,320 square feet and provides well-balanced family accommodation arranged over two floors. The house retains a number of period features including exposed timbers, stone mullion windows and fireplaces, while benefiting from modern kitchen and bathroom fittings. In addition, the property includes a detached converted barn, a range of outbuildings and extensive outside space comprising formal gardens, a meadow, orchard and woodland.









THOUGHTFUL DESIGN FOR MODERN LIVING

The ground floor accommodation includes four reception rooms comprising a sitting room, drawing room, dining room and garden room.

The dining room features exposed beams, a stone fireplace with wood-burning stove and bespoke fitted storage including a wine rack and drinks cupboard.

The sitting room has a flagstone floor, exposed timbers and a stone fireplace with wood-burning stove.

The drawing room includes a further stone fireplace with wood-burning stove and connects directly to the garden room, which benefits from glazing to three elevations and doors opening onto the terrace and gardens.

The kitchen/breakfast room is fitted with bespoke cabinetry, quartz work surfaces, an electric Aga and a range of integrated appliances.

A walk-in pantry provides additional storage, refrigeration and preparation space. A fitted bar area incorporates a wine fridge, glass shelving and integrated lighting.







WELL-APPOINTED BEDROOMS AND BATHROOMS

The first floor provides five bedrooms and three bathrooms. The principal bedroom suite includes a dressing area and an en suite shower room.

A further bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a freestanding bath and separate walk-in shower.







A DETACHED COTTAGE WITH ENDLESS POSSIBILITIES

A detached converted thatched cottage provides ancillary accommodation and additional flexible space.

The building includes an open-plan living area with vaulted ceilings and exposed timber framing together with a kitchenette, bedroom and bathroom. The accommodation is suitable for a variety of uses, subject to any necessary consents.

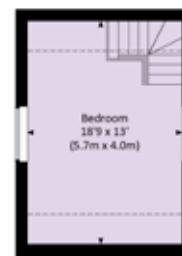




01/06/2024



GROUND FLOOR
BARN ANNEXE



FIRST FLOOR
BARN ANNEXE



FIRST FLOOR
APPLE TREE HOUSE



GROUND FLOOR
APPLE TREE HOUSE



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 317.2 sq m / 3414 sqft
 Approximate Gross Internal Area Inc. Annexe = 452.7 sq m / 4873 sq ft
 Approximate Gross Internal Area Inc. Apple Tree House = 479.7 sq m / 5163 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Tom Banwell

01242 246 951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

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